

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
September 20, 2021
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. August 16, 2021

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All persons entering the building must wear a mask. In an effort to social distance, capacity will be limited and overflow will be directed to the 8th Floor. All comments will be broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-18-21 5600-5700 Nicholson Drive** To amend the Comprehensive Land Use Plan from Commercial to Compact Neighborhood on property located on the east side of Nicholson Drive, south of Ben Hur Road, on Tract C-2-A-3-A of the Nelson Property. Section 1, T8S, R1W, GLD, EBRP, LA (Council District 3-Gaudet) **Related to PUD-2-00**
- 3. PUD-2-00 Burbank University, Concept Plan Revision 10** Revise uses to increase medium density residential units and acreage and decrease commercial/retail square footage and acreage on property located east of Nicholson Drive, west of Burbank Drive, south of West Lee Drive, on Tracts A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-B, B-2-A-1-A-1, B-2-A-1-A-2-A, B-2-A-1-A-2-B, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-3-C-4-A, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C of the Nelson Property; Lots 1-62 and CA-1 of Creekside Cottages; Lots 1-195, CA-1, CA-2, C-A-3-A, CA-4, CA-5 of Lake Villas Subdivision. Sections 1, 35 & 37, T8S, R1W; Section 36, T7S, R1W; Sections 6, 48 & 49, T8S, R1E; Sections 31 & 64, T7S, R1E; GLD, EBRP, LA (Council District 3-Gaudet) **Related to PA-18-21** [Application](#)
- 4. Case 53-21 2504, 2544 Government Street and 535 Saint Rose Avenue (Deferred from August 16 by Planning Director)** To rezone from Light Commercial (C1) and Single Family Residential (A2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) and Neighborhood Commercial (NC) on property located on the southeast corner of Government Street and Saint Rose Avenue, on portions of Lot 3-A of McGrath Heights. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
- 5. Case 64-21 3500 Seneca Street** To rezone from Light Industrial (M1) to Heavy Commercial Two (HC2) on property located on the south side of Seneca Street, east of North Acadian Thruway, on Lot A-1 of the Mrs. Nellie Dougherty Prescott Property. Section 75, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
- 6. Case 65-21 3101 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the northeast corner of Government Street and Hearthstone Drive, on a portion of Lot 1 of Ogden Park, Square 7. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
- 7. Case 66-21 5435 Highland Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of Highland Road, east of Burgin Avenue, on a portion of Lot 2 of College Hill, Square 2. Section 45, T7S, R1E GLD, EBRP, LA (Council District 12-Racca) [Application](#)

8. **Case 67-21 15801 George O'Neal Road** To rezone from Light Commercial Two (LC2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the north side of George O'Neal Road, west of O'Neal Lane on a portion of Lot B-1-A-2 of Shenandoah Business Park. Section 53, T7S, R2E GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
9. **Case 68-21 1707 Gardere Lane, Suite A** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the east side of Gardere Lane, south of GSRI Avenue, on a portion of Lot B-1 of Plantation Plaza Subdivision. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
10. **Case 69-21 9738 Burbank Drive** To rezone from Rural to Light Commercial One (LC1) on property located on the southeast corner of Burbank Drive and GSRI Avenue, on Lots 299, 300, 301 of Broussard Plaza, Sixth Filing. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
11. **Case 70-21 12191 Florida Boulevard, Suite C** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the northeast corner of Florida Boulevard and South Tamari Drive, on Lot 1 of North Sherwood Estates Subdivision. Section 57, T8S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
12. **Case 71-21 10480 Perkins Road** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Perkins Road, west of Greenbriar Hollow Drive, on a portion of Tract GJ-1-B-1 of the Gay Juban Property. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
13. **Case 72-21 14051 Nicholson Drive** To rezone from Planned Unit Development (PUD) to Single Family Residential (A2.7) on property located west of Nicholson Drive, east of River Road, north of Bayou Manchac, on a portion of the remainder of the Woodstock Plantation Property. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
14. **Case 73-21 9260 Cortana Place** To rezone from Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) to Heavy Commercial One (HC1) on property located on the east side of Cortana Place, south of Crossway Avenue, on Tract B-1 of Cortana Mall. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
15. **Case 74-21 17107, 17310, 17321, 17385, 17415, 17445, 17555, 17705, 17715, 18249, 18510 South Harrell's Ferry Road** To rezone from Rural to Residential Estate/Agriculture One (RE/A1) on property located on South Harrell's Ferry Road, east of O'Neal Lane, on Tract X-1 of the Robert B. Aldrich Property; Lot A of the Cecil A. Bovard Jr. Property; Tract A-1 of the C.D. Favrot Property; Tract GD-1-B of the C.F. Sartwell Property; Tracts A-1-A, A-2-A-1, A-3-A, A-3-C, B-1, E and F of the A.W. Furnish Property. Sections 45, 46 and 53, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)

16. **TND-1-07 Rouzan, Concept Plan Revision 16** Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
17. **PUD-2-21 Maple Cove, Concept Plan** To rezone from Rural to Planned Unit Development (PUD) for proposed low density, semi-detached residential development on property located on the north side of Burbank Drive, west of Portula Avenue, on Tracts A-2-A-1, A-2-A-2 and A-2-A-3 of the J.H. Jolisaint Property. Section 76, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
18. **MCUP-1-21 Old Scenic Highway Dirt Pit** Proposed sand and gravel mining operation on property located on the west side of Old Scenic Highway, north of Groom Road, on Tract C-1 of the Lucy Crumholt Property. Section 78, T5S, R1W, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

19. **PUD-4-08 Woman's Hospital, Concept Plan Revision 5** Proposed increase of commercial building area in Zone 7, on property located on the north side of McCall Drive, east of Stumberg Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PUD-4-08 FDP** [Application](#)
20. **PUD-4-08 Charter School, Woman's Hospital, Final Development Plan Revision 2** Proposed new classroom building and removal of modular classroom buildings, on property located on the north side of McCall Drive, east of Stumberg Lane, on Tract X-1-B of the Eola McCall Anderson Tract. Section 5, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PUD-4-08 CP** [Application](#)
21. **PUD-1-03 Towne Center Apartments, Towne Center at Cedar Lodge (Creekstone), Final Development Plan** Proposed high density multi-family residential development on property located south of Jefferson Highway, north of Corporate Boulevard, on Tract TC-3-A-3 of the Cedar Lodge Plantation Property. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
22. **PUD-3-00 Southgate Outparcel, Southgate, Final Development Plan** Proposed building for retail and restaurant use on property located on the east side of Nicholson Drive, north of East Boyd Drive, on Tract 2A-1-A-3-A of the James T. Amiss Property. Section 66, T7S, R1W, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

- 23. PUD-5-07 Ochsner Health Center, The Grove, Final Development Plan Revision 2** Proposed parking reduction and building area changes on property located on the south side of The Grove Boulevard, west of Interstate 10 Frontage Road, on Tract WG-2D-B of the Kleinpeter Property. Sections 55, T8S, R1E and 59 & 60, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
- 24. CS-5-21 David Davis Property (Flag Lot)** Proposed flag lot subdivision on property located on the south side of Old Hammond Highway, west of Brentwood Drive, on a portion of Lot 5 of the David Davis Tract, also known as Metrailler Property (Council District 11-Adams) [Application](#)
- 25. SP-14-21 Life Storage** Proposed self storage facility on property located on the south side of Airline Highway Frontage Road, east of Siegen Lane, on Tract E-1 of the Earl V. Wilkinson Tract (Council District 11-Adams) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN